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Back Bay Material

Consultants in Back Bay
Planning Program.

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Mtgs. w/Back Bay Consultants since October 20th - 65.

October 28th - mtg. of all contractors

Both present and future zoning in the area

November 1 - Howard, Ahern & Wenniger

November 4 - von Moltke, Chapman, Goyette, Bok & Wenniger
at Quincy Market

November 16 - Chapman, Goyette, von Molte, Ahern & T. Lee

November 23 - John White

December 2 - Tunney Lee attended - mtg. in Ahern's office

Dec 1 - Pills, Hand Clean, Laundry, 1/2
a. Better News - 1/2 a. 1/2

June 13 - Chapman at Abasco. Fine white limestone
rims, Pella on which is studied in opposite type locality.

10/26/65

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CONSULTANTS ENGAGED
BY THE
BACK BAY PLANNING AND DEVELOPMENT CORPORATION
AND THE
BOSTON REDEVELOPMENT AUTHORITY
IN THE
BACK BAY PLANNING PROGRAM

PLANNING

Consultant

Adams, Howard & Oppermann
30 Boylston Street
Cambridge, Massachusetts
(617) 547-7329

Personnel

Frederick J. Adams
John T. Howard
Paul Oppermann

The Firm

Successors to the firm of Adams, Howard & Greeley. The present firm is a partnership engaged in professional consultation on a broad range of planning and development programs. Past projects include the site plan for Boston's Government Center; a master plan for the Port of San Juan; and a development plan for University Circle. Mr. Howard is the present head and Mr. Adams the former head of the MIT City Planning Department. Mr. Oppermann was previously Director of the San Francisco City Planning Department and Executive Director of the Northwestern Illinois Planning Commission.

Planning (Cont.)

Assignment

To assist the BRA staff in preparing work programs and coordinating planning studies with the work of other consultants...evaluate studies and recommendations by the BRA staff and other consultants...make recommendations of planning objectives and assist the BRA staff in the preparation of a Concept Plan...collaborate with the BRA staff and other consultants in preparing detailed sub-area plans...assist the BRA staff in development cost estimates...prepare the final Development Plan Report.

ARCHITECTURAL DESIGN

Consultant

Wilhelm von Moltke, Chapman & Goyette
Associated Architects and Planners
540 Franklin Street
Cambridge, Massachusetts
(617) 491-7558

Personnel

Wilhelm von Moltke
Alan Chapman
Harold L. Goyette

Mr. Von Moltke is Director of the Urban Design Program of the Harvard University School of Design. He was previously Chief Designer of the Philadelphia City Planning Commission, and prior to that was associated with the architectural offices of Skidmore, Owings & Merrill; Saarinen; Stubbins; and Slonorov & Kahn.

The firm of Chapman & Goyette engages both in architectural and planning projects. Recent projects include residential, school, and commercial developments. Mr. ~~Chapman~~ is Planning Officer of Harvard University.

Goyette

Assignment

To execute studies for building rehabilitation...assist in the preparation of a Concept Plan...execute preliminary site plans and preliminary building-type design studies...conduct detailed sub-area design studies.

supplemental
It is anticipated that a preliminary contract covering landscape architecture will shortly be issued to the architectural design consultant.

TRAFFIC AND PARKING

Consultant

Barton-Aschman Associates, Inc.
1771 West Howard Street
Chicago, Illinois
(312) 338-3200

Personnel

Michael A. Powills, Jr.
Principal Associate

The Firm

An engineering and planning firm, a few of whose clients are General Motors Corporation; URA; Sears Roebuck; I. M. Pei & Associates. The firm has conducted extensive traffic and parking studies for BRA in the Boston renewal program.

Assignment

To review, collect, and analyze traffic and parking data...develop a Circulation Concept and Parking Plan...test load these plans against land use proposals...complete refinements, including functional geometrics...recommend public transit improvements.

REAL ESTATE

Consultant

James D. Landauer Associates
200 Park Avenue
New York City, New York
(212) MU 7-2323

Personnel

John R. White, Vice President

The Firm

The firm engages exclusively in real estate consultation. Clients include IBM; John Hancock Mutual Life Insurance Company; the New York Port Authority; Chase-Manhattan Bank. Mr. White's experience in all phases of real estate appraisal includes a substantial number of urban renewal marketability reports for studies in New York and New England. Locally, he has experience in the Boston and Brookline renewal programs, and for major private plans.

Real Estate (Cont.)

Assignment

To prepare a land use and marketability study report...evaluate the feasibility of development proposals and prepare a financial report on each.

ZONING

Consultant

John Bok,
50 Federal Street
Boston, Massachusetts
(617) HA 6-9214

Mr. Bok is associated with the firm of Ropes & Gray, one of the principal law firms of Boston. He was previously ~~Assistant General~~ Counsel for BRA.

Assignment

To prepare a memorandum of present zoning for Back Bay...to identify the changes necessitated by the Development Plan...to prepare petitions for zoning changes.

SUB-SOIL AND STRUCTURAL ENGINEERING

Consultant

Le Messurier Associates, Inc.
711 Boylston Street
Boston, Massachusetts
(617) 262-9300

Personnel

William J. Le Messurier, President
Alan Gass

The Firm

The firm specializes in both structural and sub-soil engineering. Recent projects include the State Street Bank Building; Federal Office Building; and Boston City Hall.

Sub-Soil and Structural Engineering (Cont.)

Assignment

To prepare a report on soil conditions of the Back Bay, and formulate general design principles for future construction...evaluate development proposals.

REHABILITATION

Consultant

Industrial Estimating Service
35 Newbury Street
Boston, Massachusetts
(617) 536-2554

Personnel

Harold J. Delamater
Carl T. Washburn
Partners

The Firm

The firm specializes in estimating costs for builders and developers. Recent projects include 1010 Memorial Drive; Whitney Street Apartments; Riverview; North Terminal of Logan International Airport; the Health, Education, and Welfare Center and Garage in Government Center.

Assignment

To determine for a selected number of buildings the structural and functional feasibility of rehabilitation and the costs of the work.



BACK BAY COUNCIL, INC.

Organized in January 1965, the Council brings together for the first time the major interest groups of the Back Bay in a united effort for the total improvement for this distinguished area of Boston.

The Council is made up of 27 delegates nominated by residential, institutional, and business groups within the area. The Back Bay Association, St. Botolph Citizens Committee, Neighborhood Association of the Back Bay, and Massachusetts Avenue Board of Trade are represented, as are the schools, churches, and other non-profit institutions of the area.

The Council works closely with the Back Bay Planning and Development Corporation. It will review for approval of action all proposals of that agency. Both the Council and the Corporation have signed a Memorandum of Understanding with Mayor Collins and the Boston Redevelopment Authority committing all subscribers to a closely unified total effort.

Thus far, the Council has reviewed and approved the BRA's General Neighborhood Renewal Plan for the Back Bay. It is currently reviewing other development proposals for the area, and it is co-sponsoring the Copley Square Design Competition.



Officers and Members
of the
Back Bay Council, Inc.

President: Erwin D. Canham
Vice Presidents: John W. Ewell
Charles P. Howard
Paul W. Brauer
Treasurer: Richard Campobello
Clerk: Robert P. Springer

Members:

BUSINESS

Back Bay Association:

Charles D. Childs	Joseph W. Lund
John W. Ewell	A. Lee MacPhail
Robert Friedman	Robert Vose, Jr.
Arthur P. Wilcox	

Massachusetts Avenue Board of Trade:

Morey Glazer	Arnold Z. Mason
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RESIDENTIAL

Neighborhood Association of the Back Bay:

Oliver F. Ames	Arthur G. MacKenzie
Laura E. Dwight	Joseph F. O'Connell
Charles P. Howard	Lawrence T. Perera
George W. Rowell	

St. Botolph Citizens Committee:

Ben Kaplan	Titus W. Sparrow
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INSTITUTIONAL

Sanford Fisher	Paul W. Brauer
Frederic B. Viaux	George I. Rohrbough
Msgr. Vincent Mackay	Philip Theopold
Erwin D. Canham	C. Leo Wilhelm

BACK BAY PLANNING AND DEVELOPMENT CORPORATION

419 Boylston Street
Boston 16, Massachusetts

Organized in January 1965, the Corporation is a non-profit citizens planning agency. It was established in response to suggestions by Mayor Collins and Development Administrator Logue, who urged that the leadership of the Back Bay take the initiative in development planning for this area.

The Corporation will engage expert consultants to carry out comprehensive studies of the Back Bay parking, traffic, real estate, and architecture, and to define precisely the potential and problems of the area.

The Corporation, its consultants, and the Boston Redevelopment Authority will prepare a comprehensive development plan for the area, subject to approval and support of the Back Bay Council. It is anticipated that the plan will be carried out largely through private enterprise, improved public works and regulations, and the application of urban renewal techniques wherever necessary.

The planning program will require two years and a budget of \$250,000, of which \$50,000 is provided by the Boston Redevelopment Authority, and \$200,000 is being raised from businesses and individuals largely in the Back Bay.

The Corporation in recent months has established its office, conducted a fund-raising drive, and engaged in survey work, and has begun the process of development planning for the area.

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Officers and Directors
of the
Back Bay Planning and Development Corporation

President: James G. Roberts, Vice President
New England Mutual Life Insurance Co.

Vice Presidents: Joseph W. Lund, President
R. M. Bradley & Co.

Carl B. Rechner, Development Consultant
First Church of Christ, Scientist

Treasurer: Richard Campobello, Partner
Arthur Anderson & Co.

Clerk: Robert P. Springer
Springer, Goldberg, Hyman & Levenson

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Liberty Mutual Insurance Co.

Paul W. Brauer, Pastor
First Lutheran Church

Edward T. Drummond, Manager
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Charles P. Howard, Attorney

Richard Howe, Boston Manager
Batten, Barton, Durstine
& Osborn, Inc.

Morey Glazer, Owner
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J. Louis Newell, Branch Manager
New England Merchants National Bank

Daniel Nyboe, General Manager
Sheraton-Plaza Hotel

Lawrence T. Perera, Attorney

George I. Rohrbough, President
Chandler School for Women

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William Smith, Assist. to President
New England Telephone & Telegraph

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